

**City of Greensboro Planning Department
Zoning Staff Report
February 13, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: C
Location: 2100 Stanley Road

Applicant: April Dawn Threatt-Brown
Owner: April Dawn Threatt-Brown

From: RS-40
To: CD-RS-7

Conditions: 1) Uses: single family residential and accessory uses.

SITE INFORMATION	
Maximum Developable Units	5
Net Density	4 units per acre
Existing Land Use	Single family dwelling
Acreage	1.72 (1 acre not in street right-of-way)
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	3 single family dwellings	RS-12 / RS-9
<i>South</i>	West Village at Eagle Point Townhouses	CD-RM-8
<i>East</i>	Whispering Woods Subdivision	CD-RS-7
<i>West</i>	Single family dwelling	CD-RM-8

ZONING HISTORY		
Case #	Year	Request Summary
2409	1994	This property has been zoned RS-40 since it was originally zoned by City Council in September 1994 in conjunction with its annexation.

DIFFERENCES BETWEEN RS-40 (EXISTING) AND CD-RS-7 (PROPOSED) ZONING DISTRICTS
RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.
CD-RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less. See Conditions for use limitations.

TRANSPORTATION	
Street Classification	Stanley Road – Minor Thoroughfare, Lonita Street – Local Street.
Site Access	These will be residential driveways off of Lonita Street. No new accesses will be approve via Stanley Road.
Traffic Counts	Stanley Road ADT = 13,150.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	N/A, site drains to South Buffalo Creek if drainage patterns are not changed.
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: Recent rezoning activity in this area includes:

- 1) Four lots on the north side of Lonita Street opposite the subject property were rezoned to RS-12 by the City Council in April 1999.
- 2) West Village at Eagle Point south of the subject property was rezoned to CD-RM-8 by the Zoning Commission in December 2000.
- 3) Three lots at the southwest quadrant of Stanley Road and Beale Avenue were rezoned to RS-9 by the Zoning Commission in June 2003.

Whispering Woods Subdivision on the east side of Stanley Road has been zoned CD-RS-7 since July 1, 1992.

This request is compatible with the Moderate Residential land use classification on the Generalized Future Land Use Map of Connections 2025. This land use category accommodates housing types ranging from small-lot single family residential dwellings to moderate density multifamily dwellings such as townhouses.

This proposal provides for desirable infill development in an area which has developed as a mix of lot sizes and housing types.

The applicant also agreed to add the following zoning condition to alleviate access concerns:

- No direct vehicular access to Stanley Road.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.